

**This Instrument Prepared By
and Return to :**

J. Edward Peel, Esq.
GLANKLER BROWN, PLLC
6000 Poplar Avenue, Suite 100
Memphis, TN 38119-3978
(901) 685-1322

Name and Address of Property**Owner:**

Edwin D. O'Bannon
6396 Hwy. 51 North
Horn Lake, MS 38632

Mail Tax Bills to:

Edwin D. O'Bannon
6396 Hwy. 51 North
Horn Lake, MS 38632

Property Address:

1502 Goodman Road
Horn Lake, MS 38637

Tax Parcel ID #:

1087-2600.0-00032.00

Fees and Taxes:

Recording	\$7.00
Reg. Fee	0.00
Transfer Tax	0.00
TOTAL	\$7.00

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 27th day of June, 2003, by and between **MISSISSIPPI MARKET GROUP, LLC**, a Mississippi limited liability company (the "Grantor"), and **EDWIN D. O'BANNON** and wife, **CYNTHIA L. O'BANNON** and **RICHARD McDONALD** and wife, **JULIE McDONALD** (collectively the "Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real property, situated and being in DeSoto County, Mississippi (the "Property"), to-wit:

See **EXHIBIT "A"** attached hereto and made a part hereof.

This being the same property conveyed to Grantor by the Special Warranty Deed dated April 22, 2002, of record in Deed Book 419, Page 1 in the Office of the Chancery Court Clerk for DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for subdivision restrictions, building lines and easements of record in Plat Book 31, Page 14, matters as shown on the survey dated October 11, 2001 by T.E.M. Associates, L.L.C., and 2003 City of Horn Lake and DeSoto County real property taxes, not yet due and payable.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

STATE MS.-DE SOTO CO.
FILED

JUN 30 4 06 PM '03

ps
ps

BK 447 PG 349
W.E. DAVIS CH. CLK.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

MISSISSIPPI MARKET GROUP, LLC, a
Mississippi limited liability company.

By: [Signature]

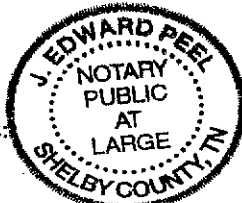
Name: James G. Williams

Title: Chief Manager

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, J. Edward Peel the undersigned authority in and for the said county and state, on this 27th day of May, 2003, within my jurisdiction, the within named James G. Williams, who acknowledged that he is the Chief Manager for MISSISSIPPI MARKET GROUP, LLC, a Mississippi limited liability company and that for and on behalf of the said company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.



[Signature]
Notary Public

My Commission Expires: _____

GRANTOR:

Mississippi Market Group, LLC
5170 Sanderlin Avenue, Suite 201
Memphis, TN 38117-4360
(901) 763-0160

GRANTEE:

Edwin D. O'Bannon
6396 Hwy. 51 North
Horn Lake, MS 38632
PH: N/A

EXHIBIT "A"

Survey of Road Runner - 1 Lot Subdivision, recorded in Plat Book 31, Page 14, in the DeSoto County Register's Office and being more particularly described as follows:

Commencing at the intersection of the centerline of Goodman Road and U.S. Highway No. 51; thence S $89^{\circ}41'00''$ W a distance of 243.41' to a point; thence N $0^{\circ}19'00''$ W a distance of 64.75' to a point in the North line of Goodman Road, said point being the point of beginning; thence along said North line S $89^{\circ}41'00''$ W a distance of 60.10' to a point; thence N $1^{\circ}40'00''$ E a distance of 158.36' to a point; thence N $45^{\circ}40'30''$ E a distance of 100.00' to a point; thence N $89^{\circ}41'00''$ E a distance of 159.27' to a point in the West line of U.S. Highway No. 51; thence along the said West line along a curve to the left (Rad.=17248.74') a distance of 60.02' to a point; thence S $45^{\circ}43'00''$ W a distance of 241.70 to the point of beginning, containing 0.81 acres more or less.

EXHIBIT 'A'

THE ROAD RUNNER-1 LOT SUBDIVISION (PLAT BOOK 31, PAGE 14) BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 8 WEST, HORN LAKE, DESOTO COUNTY, MISSISSIPPI.

BEGIN AT A "CONCRETE MONUMENT" (FOUND) IN THE NORTHERLY LINE OF GOODMAN (MISSISSIPPI STATE HIGHWAY NO. 302), SAID MONUMENT BEING 243.41 FEET WESTWARDLY AND 64.75 FEET NORTHWARDLY FROM A "P.K. NAIL" (FOUND) AT THE ACCEPTED SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 8 WEST AND BEING THE PRESENT CENTERLINE INTERSECTION OF GOODMAN (MISSISSIPPI STATE HIGHWAY NO. 302) AND U.S. HIGHWAY NO. 51 AND THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 60.10 FEET WITH THE NORTHERLY LINE OF GOODMAN ROAD TO AN IRON STAKE (FOUND); THENCE NORTH 01 DEGREES 40 MINUTES 00 SECONDS EAST 158.36 FEET TO AN IRON STAKE (FOUND); THENCE NORTH 45 DEGREES 40 MINUTES 30 SECONDS EAST 100.00 FEET TO AN IRON STAKE (FOUND); THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 159.27 FEET TO AN IRON STAKE (FOUND) IN THE WESTERLY LINE OF U.S. HIGHWAY NO. 51; THENCE SOUTHWARDLY 60.02 FEET (CHORD DISTANCE = 60.02 FEET, CHORD BEARING = SOUTH 02 DEGREES 16 MINUTES 41 SECONDS WEST) ALONG A CURVE TO THE LEFT HAVING AN EXTERNAL RADIUS OF 17,248.74 FEET WITH THE WESTERLY LINE OF SAID HIGHWAY TO AN IRON STAKE (SET); THENCE SOUTH 45 DEGREES 43 MINUTES 00 SECONDS WEST 241.70 FEET TO THE POINT OF BEGINNING CONTAINING 0.8139, MORE OR LESS, ACRES OF LAND BEING SUBJECT TO ALL CODES, SUBDIVISION COVENANTS AND RESTRICTIONS, EASEMENTS, AND RIGHT-OF-WAYS OF RECORD.